



City of Oregon City

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Meeting Minutes - Draft

Planning Commission

Monday, May 8, 2017

7:00 PM

Commission Chambers

1. Call to Order

Chair McGriff called the meeting to order at 7:00 PM.

Present: 7 - Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil and Vern Johnson

Staffers: 3 - Laura Terway, Pete Walter and Carrie Richter

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

3a. CU 17-01 / SP 17-16 / VR 17-01: North Clackamas Christian School Modular Building

Chair McGriff opened the public hearing and read the hearing statement. She asked if the Commission had any ex parte contacts, conflicts of interest, bias, or any other statements to declare.

Commissioner Mahoney visited the site. Commissioner Espe had looked at the aerials and had been by the site on previous occasions. Commissioner Mabee had looked at the aerials and looked the property from the Hagen's store site. Commissioner Geil knew where this was and had looked at the aerials. Commissioner Johnson had visited the site. Chair McGriff visited the site. One of the school's staff walked with her to where the modular building would be placed. She had a brief discussion on the location with the staff person. She had also contacted some of her fellow Commissioners and let them know they could go to the school property to see it for themselves and that the school staff was helpful and accommodating.

Pete Walter, Planner, gave the staff report, which was entered into the record as Exhibit A. This was a request for a conditional use, site plan and design review, and variance for a modular building for North Clackamas Christian School. He discussed the location of the project site, existing conditions, project description, overall site plan and setbacks, building floor plan, landscaping plan, building elevations, applicable code criteria, conditional use criteria, variance requests from six sections of the code regarding institutional and commercial building standards, variance criteria, and recommended condition of approval for additional mitigation at the front of the site. Staff recommended approval of the application with conditions. He reviewed the recommended conditions of approval and revisions to the landscaping plan.

There was discussion regarding the proposed variances and landscaping.

Chair McGriff thought perennial shrubs needed to be added to the landscaping. Typically landscape establishment was a two year time period, and it was suggested to be three years in this application.

Commissioner Mabee was concerned about people being able to get out of the building if there was a fire or other emergency as there were no windows or doors in the back. Laura Terway, Community Development Director, said the application would be reviewed for safety compliance.

Roseanne Johnson, consultant representing the applicant, said the school was upgrading their technology and resources for their students. She passed around an updated plan for the front setback area and landscaping. She pointed out that perennials were included in the revised plan. The placement of the building was intentional to not interfere with the soccer field. The increased landscaping to respond to Condition #9 included the picnic tables and additional seating as well as enhanced landscaping around the signs. Conditions #4 and #5 were also taken care of through the revised rear landscape plan.

There was discussion regarding the views of the northern residences into the school.

Tim Tutty, Principal, explained the area in the back where there was a natural area that was used for outdoor school and a garden for the children. Putting in more vegetation would destroy it.

Ms. Johnson explained why the school chose to put in a modular building as opposed to an addition to an existing structure.

Mr. Tutty explained how the modular building would be on a foundation and they did not intend to move it once it was placed. He thought it would be a quality building that would fit their needs. He thought students would be able to vacate the building quickly. There was an intercom system in the school that was used for lock down and fire drills. He did not think safety would be an issue.

Commissioner Mabee recommended fire doors be installed that would exit to the soccer field.

There was discussion regarding the safety measures at the school and the school's interaction with the neighborhood.

Ms. Terway stated there was no criteria for the safety access issue, and it could not be a condition of approval.

Carrie Richter, City Attorney, clarified the Planning Commission's purview was the appropriateness of the use and the site details. The Building Department was charged with ensuring the safety of the structure in consultation with fire and police. The Commission could make a recommendation about this issue.

Chair McGriff suggested removing the arborvitae from the landscaping plan.

Chair McGriff closed the public hearing.

A motion was made by Commissioner Espe, seconded by Commissioner Johnson, to approve CU 17-01 / SP 17-16 / VR 17-01: North Clackamas Christian School modular building with the removal of Conditions 4, 5, and 9 and

addition of the revised landscape plan. The motion carried by the following vote:

Aye: 7 - Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil and Vern Johnson

4. Communications

Ms. Terway said the City budget had been passed by the Budget Committee. She thanked everyone who participated in the Oregon City Enhancement Day. On June 3 there would be a Riverwalk design open house at OMSI. There would be a joint City Commission and Planning Commission Work Session in June.

Commissioner Mabee reported on the meeting regarding Beaver Creek and Highway 213. He pointed out an illegal sign. Ms. Terway would look into it.

Commissioner Espe reported on the Riverwalk Parking and Transportation Summit meeting on April 26.

There was discussion regarding the perception of downtown Oregon City parking, traffic issues, and options for parking.

5. Adjournment

Chair McGriff adjourned the meeting at 8:26 PM.